

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: June 14, 2005
Public Hearing: July 5, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 6

SUBJECT:

An Ordinance changing the zoning of Tract 13d, Block 51, Ysleta Grant, El Paso, El Paso County, Texas from R-F (Ranch-Farm) to R-4 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code.
Applicant: Onesimo and Lupe Elias. ZON05-00024 (District 6)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 13D, BLOCK 51, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO R-4 (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Tract 13D, Block 51, Ysleta Grant, El Paso, El Paso County, Texas be changed from R-F (Ranch-Farm) to R-4 (Residential), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

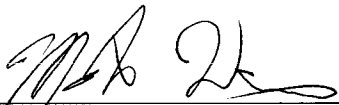
THE CITY OF EL PASO

ATTEST:

John Cook
Mayor


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Matt Watson
Assistant City Attorney
Doc No. 12918

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

March 25, 2005

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PRESI ORTEGA, JR.
DISTRICT NO. 5

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00024

The City Plan Commission (CPC), on May 5, 2005, voted **8 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

Rezoning Case: ZON05-00024

STAFF REPORT

Rezoning Case: ZON05-00024

Property Owner(s): Onesimo & Lupe Elias

Applicant(s): Ruben Valdez

Representative(s): Ruben Valdez

Legal Description: Tract 13D, Block 51, Ysleta Grant

Location: 9713 Socorro Rd

Representative District: # 6

Area: 0.41 Acres

Present Zoning: R-F/H (Ranch-Farm/Historic)

Present Use: Residential/Single Family

Proposed Zoning: R-4/H (Residential/Historic)

Proposed Use: Residential/Single Family

Recognized Neighborhood Associations Contacted: Ysleta Mission Valley

Surrounding Land Uses:

North -	R-3/H/sc (Commercial/Historic/special contract) / Single family
South -	C-1/H/c (Commercial/Historic/conditions) / Vacant
East -	R-4/sc (Residential/special contract) / Single family
West-	RMH/H/sc (Residential Mobile Home/Historic/special contract) / Mobile home park

Year 2025 Designation: Mixed-Use (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, May 5, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON05-00024

General Information:

The applicant is requesting a rezoning from R-F/H (Ranch-Farm/Historic) to R-4/H (Residential/Historic) in order to permit the addition of a carport. The property is 0.41 acres in size and is currently residential. The proposed site plan shows an existing residence and a proposed carport to be located on the site. Access is proposed via Socorro Road. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-F/H (Ranch-Farm) to R-4/H (Residential/Historic).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso
“Provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state and local regulations.”

“Provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Mixed-Use land uses.

R-4/H (Residential/Historic) zoning permits Residential and is compatible with adjacent development.

The Commission must determine the following:

- A. Will the R-4/H (Residential/Historic) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Residential be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No comments.

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

No objections.

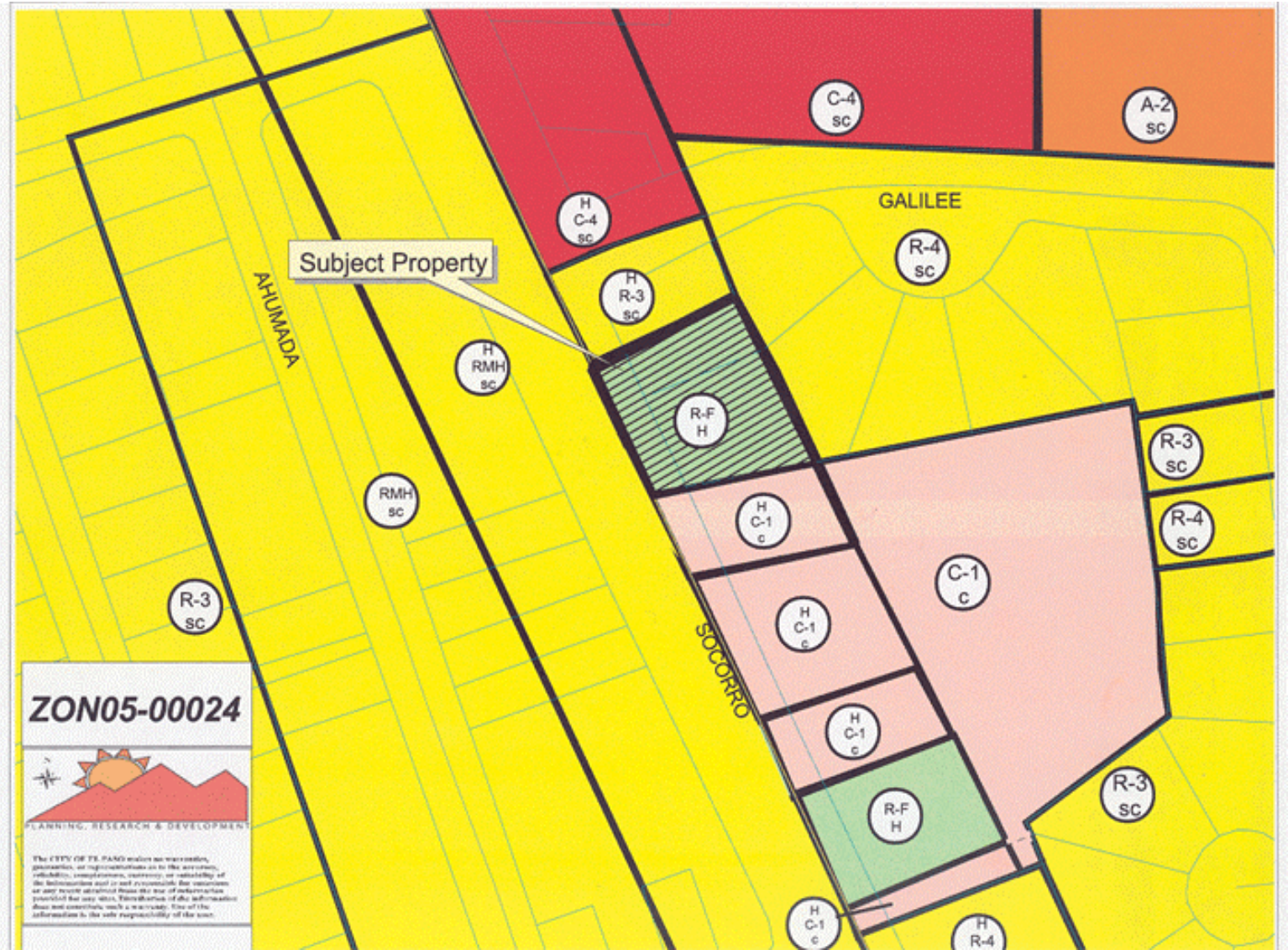
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Mixed-Use land uses.
- B. R-4/H (Residential/Historic) zoning permits Residential and is compatible with adjacent development.

ATTACHMENT: Site Plan.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



This site plan illustrates the layout of an existing structure and a proposed addition. The existing structure is shown in white with a pink outline, while the proposed addition is a rectangular area to the right, filled with pink diagonal hatching. The plan includes various dimensions and labels for existing and proposed features.

Dimensions and Bearings:

- Top Boundary:**
 - Left segment: 54'-6"
 - Right segment: 20'-4"
 - Rightmost segment: 24'-4"
- Right Boundary:**
 - Top segment: 34'-6"
 - Bottom segment: 51'-0"
 - Overall bearing and distance: S 76° 53' 21" W - 120.35'
- Bottom Boundary:**
 - Left segment: 27'-4"
 - Right segment: 16'
 - Overall bearing and distance: N 28° 31' 00" W - 139.25'
- Internal Dimensions:**
 - Left side: 49'-8"
 - Right side: 49'-7"
 - Top of addition: 21'-6"
 - Bottom of addition: 10'-0"
 - Distance from left wall to addition: 13'-0"
 - Distance from addition to right wall: 21'-6"

Labels and Features:

- EXISTING STRUCTURE:** The main white area with a pink outline.
- PROPOSED ADDITION:** The pink-hatched rectangular area.
- EXISTING PORCH:** Labeled at the top and bottom of the existing structure.
- EXISTING BRICK WALL:** Located on the left side.
- EXISTING PLANTER:** Three circular features are labeled as existing planters.
- EXISTING BRICK:** Two small rectangular features at the bottom are labeled as existing bricks.
- EXISTING GATE:** Two gate locations are indicated at the bottom boundary.
- EXISTING 12x12 HLT:** A feature near the bottom right corner.
- 20' T. ECHING:** A note near the bottom right corner.